

## Appendix B: Summary Local Government Survey Results

Nebraska Land Records Modernization Survey 2003 - County Respondents			
Adams County	Dixon County	Johnson County	Platte County
Antelope County	Dodge County	Kearney County	Polk County
Arthur County	Douglas County	Keith County	Red Willow County
Banner County	Dundy County	Keya Paha County	Richardson County
Blaine County	Fillmore County	Kimball County	Rock County
Boone County	Franklin County	Knox County	Saline County
Box Butte County	Frontier County	Lancaster County	Sarpy County
Boyd County	Furnas County	Logan County	Saunders County
Buffalo County	Gage County	Loup County	Scottsbluff County
Burt County	Garden County	Madison County	Seward County
Butler County	Garfield County	McPherson County	Seward County
Cass County	Gosper County	Merrick County	Sherman County
Cedar County	Grant County	Merrick County	Sioux County
Cherry County	Greeley County	Morrill County	Stanton County
Cheyenne County	Hall County	Nance County	Thayer County
Clay County	Hamilton County	Nebraska City <sup>1</sup>	Thomas County
Colfax County	Harlan County	Nehaha County	Thurston County
Cuming County	Hayes County	Nuckolls County	Valley County
Custer County	Hitchcock County	Otoe County	Washington County
Dakota County	Holt County	Pawnee County	Wayne County
Dawes County	Hooker County	Perkins County	Webster County
Dawson County	Howard County	Phelps County	Wheeler County
Deuel County	Jefferson County	Pierce County	York County

---

<sup>1</sup> The response of the City of Nebraska City has been included in the County results because it provided a collective response with Otoe County

Nebraska Land Records Modernization Survey 2003 - City Respondents					
Alliance	Chappell	Grand Island	Lexington	Omaha	Scottsbluff
Beatrice	Columbus	Hastings	Lincoln	Papillion	Seward
Bellevue	Crete	Holdrege	McCook	Plattsmouth	Sidney
Blair	Elkhorn	Kearney	Norfolk	Ralston	South Sioux
Chadron	Gering	LaVista	Ogallala	Schuyler	Wayne
					York

---

## Nebraska Land Records Modernization Survey 2003

### Results by County

---

## Contact Information

## Organizational / Institutional Issues

### Land Records Management Jurisdiction

1. Which category best identifies your organization's jurisdiction or service area? (Please check only one.)

Answer	Respondents
County	88
Other	1

2. For which geographic area(s) do you manage land records information/data? (Please check only one.)

Answer	Respondents
County and all municipalities	47
County and some municipalities	2
County only	39
Other	1

3. Approximately how many full-time equivalent (FTE) employees are involved in responding to requests for parcel specific information (e.g., ownership, assessed value) on an annual basis?

Answer	Respondents
FTE	62
Don't Know	17

<b>Tier</b>	<b>Mean FTE</b>	<b>Std Dev</b>	<b>Min</b>	<b>Max</b>
All Counties	1.54	1.43	0.05	6
Tier 1	1.69	2.25	0.25	6
Tier 2	1.63	1.36	0.15	4
Tier 3	1.57	1.39	0.05	5.5

4. Does your office use any of the following means to provide public access to parcel specific information (e.g., ownership, assessed value) and/or parcel maps?

<b>Answer</b>	<b>Respondents</b>
Paper copies of existing records or maps	87
Tier 1	9
Tier 2	18
Tier 3	60
Computer files of existing records/maps	31
Tier 1	6
Tier 2	6
Tier 3	19

5. Can parcel specific information (e.g., ownership, assessed value) and/or parcel maps be accessed remotely from outside your office? (Please check only one.)

Answer	Respondents
In-Office Access Only	77
Tier 1	3
Tier 2	17
Tier 3	57
In-Office and Remote Computer Access	6
Tier 1	4
Tier 2	0
Tier 3	2
Other	6
Tier 1	2
Tier 2	1
Tier 3	3

6. Does your organization place any of the following restrictions on public access to parcel specific information and/or parcel maps? (Please check all that apply.)

Answer	Respondents
Copyright	5
License Agreement	2
Restrictions on redistribution of data	4
Charge for the cost of reproduction	68
Charge fee in addition to the cost of reproduction	9
Other	9

7. In your experience, which of the following incentives would you find most helpful in creating, updating, integrating and distributing land records information and data?

Answer	Respondents
One-Time Financial Support (grants, low interest loans, etc.)	45
Policy (executive order, legislative mandate, standards)	18
Educational (workshops, literature, guidebooks, on-line help, etc.)	30
Ongoing Partnerships (cost-sharing, work sharing, etc.)	32
Technical Assistance	33

8. Does your organization share its land records information/maps with other organizations?

Answer	Respondents
Yes	52
No	28
We have plans for the future.	8

9. Does your organization maintain intergovernmental agreements with other organizations for the distribution and sharing of land records information/maps?

Answer	Respondents
Yes	8
No	71
In progress	4

10. Is there a need for better coordination, joint programs, etc. between state agencies and local governments in regards to land records creation and maintenance?

Answer	Respondents
Yes	66
No	14

## Information Technology

11. Do you have access to a PC in your office?

Answer	Respondents
Yes	86
No	1

If “No”, please skip to IV. Cadastral Information

12. If you answered # 11 as “yes”, which computer operating system(s) do you use?

Answer	Respondents
Windows	86
Unix/Linux	3
Other	4

13. Is your computer connected to other computers in the office or other computer systems?  
Please indicate all that apply:

Answer	Respondents
Don't Know	4
Local Area Network (LAN)	40
State's AS/400 System	34
Other (e.g., Secretary of State, TerraScan)	29

14. If you use a computer system for land records, please indicate what the types of computer applications you use for land record management.

Answer	Respondents
Don't Know	2
Administrative package for Assessors	56
CAMA	48
GIS	17
Grantee/Grantor Indexes	13
Other (e.g., MIPS, Northeast Data, etc.)	21



15. If you use computer applications for land record management, are those computer applications locally developed and supported or are they developed and supported by an outside vendor?

<b>Answer</b>	<b>Respondents</b>
Don't Know	1
ASI - TerraScan	41
Northeast Data	8
MIPS – County Solutions	31
Local/In-house Support	8
Other	12

16. What is the underlying relational database management system (RDBMS) software that is used for land your records?

<b>Answer</b>	<b>Respondents</b>
Don't Know	52
dBase	1
DB2	1
FoxPro	7
INFO	2
Informix	0
INGRES	0
MS Access	6
MS SQL Server	3
Oracle	2
Sybase	0
Other	6

17. Do you have access to the Internet?

<b>Answer</b>	<b>Respondents</b>
Yes	79
No	6

18. If “yes”, please describe your Internet connection:

Answer	Respondents
Don't Know	13
Dial-up	21
ISDN	1
Satellite	3
Cable Modem	4
DSL	18
T1, T3	7
AS/400 Network	9

## Cadastral Information

### Cadastral Maps

19. Does your organization (either on paper or computer) create, update, integrate or distribute cadastral maps (i.e., information/data that describes parcels; for example, property corners, boundaries, and parcels of land)?

Answer	Respondents
Yes	71
No	14

If “No”, please skip to Section V. Street Addressing.

20. What is the approximate number of parcels in your jurisdiction?

	Total	Mean	Std Dev	Min	Max
Parcels	~798,124	11,241	24,454	1,200	190,000

21. Who originally created your current or existing cadastral maps (either on paper or computer)?

Answer	Respondents
Created “in-house” by our staff	18
Created by an outside vendor	55

For the purposes of the following questions, *ongoing cadastral map maintenance* means updating parcel maps such as making parcel splits, combinations, adding subdivision plats, etc., on some regular basis (daily, weekly, monthly, annually). A *major cadastral map revision* means the creation of new maps or replacement of maps on some irregular or multi-year basis..

## Ongoing Cadastral Map Maintenance/Updates

22. How often does your organization edit/update its cadastral maps as part of ongoing maintenance?

Answer	Respondents
Daily	28
Weekly	22
Monthly	15
Semi-Annually	3
Annually	3
Longer than annually	2

23. Who maintains/updates your organization's cadastral maps?

Answer	Respondents
Maintained/updated "in-house" by our staff	73
Maintained/updated by an outside vendor	1

24. If your organization's cadastral maps are regularly maintained/updated "in-house", approximately how many full-time equivalent (FTE) employees are involved on an annual basis?

Answer	Respondents
FTE	56
Don't Know	12

	Mean FTE	Std Dev	Min	Max
Counties	0.91	0.89	0	3

25. Please provide an estimated annual cost for ongoing maintenance and updates of your organization's cadastral maps:

Answer	Respondents
Less than \$5,000	33
\$5,000 - \$19,999	21
\$20,000 - \$39,999	10
\$40,000 - \$59,999	1
\$60,000 - \$79,999	0
\$80,000 - \$99,999	1
\$100,000 - \$119,999	0
\$120,000 - \$139,999	0
\$140,000 - \$159,999	1
\$160,000 - \$179,999	0
\$180,000 - \$199,999	1
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

26. What are the source(s) of funding that support ongoing cadastral map maintenance/updates?

Answer	Respondents
General Fund / Regular Budget Allocation	68
Grants	0
Real Estate Transfer Fee	0
Sinking Funds	1
Other (e.g., Appraiser's funds, Assessor's budget, inheritance, salary)	5

27. Does your organization collaborate with other organizations to develop or maintain cadastral maps?

Answer	Respondents
Yes	7
No	66

28. If you answered # 27 with a “yes”, with which organizations?

- FSA Maps
- FSA Office
- Omaha City Planning helps maintain the Lot Layer and Douglas County Surveyor is currently GPSing all PLSS Section corners in the County for the PLSS Layer
- PAT/other Assessors
- Register of Deeds
- We coordinate with County Engineering, City Planning Department and City Public Works Department in a process to fit to GPS control and legal landbase layers.

## Major Cadastral Map Revisions

29. Does your organization conduct major revisions of its cadastral maps on some irregular or multi-year basis?

Answer	Respondents
Yes	10
No, major revisions are not necessary due to continuous maintenance/updates of cadastral maps.	60

If “No”, please skip to D. Computerized Format

30. How often does your organization conduct a major revision of its cadastral maps?

Answer	Respondents
1-3 years	1
3-6 years	0
6-9 years	3
≥ 10 years	25

31. Approximately when was the last major revision of your organization's cadastral maps?

Answer	Respondents
Year	29
Don't Know	5

	Mean	Std Dev	Min	Max
Year	1981	17.54 years	1940	2003

32. When is the next major revision of your organization's cadastral maps most likely to occur?

Answer	Respondents	Percentage
Year	10	
Don't Know	24	

	Mean	Std Dev	Min	Max
Year	2005	4.4 years	2002	2014

33. Who generally conducts the major revision of your organization's cadastral maps?

Answer	Respondents
Revised in-house by our staff	10
Revised by outside vendor	9
Combination of the two	9

Comments:

- Put out to bid.
- 1979 Stewart & Smith
- 1989 maps done by Sall Engineering.
- Henningson, Durham and Richardson, Inc.
- In the past an outside vendor has done the work; now we intend on using the GIS System to keep maps current.
- The Vendor took the books apart, laminated each sheet and hung them.

34. If major revisions of your organization's cadastral maps are conducted "in-house", approximately how many full-time equivalent (FTE) employees are involved in the process?

Answer	Respondents
FTE	8
Don't Know	17

	Mean FTE	Std Dev	Min	Max
Counties	1.22	0.70	0.25	2

35. Please provide an estimated cost for major revisions of your organization's cadastral maps, in addition to staff time (estimated annual costs may include the FTE costs outline above).

Answer	Respondents
Less than \$5,000	7
\$5,000 - \$19,999	3
\$20,000 - \$39,999	1
\$40,000 - \$59,999	1
\$60,000 - \$79,999	3
\$80,000 - \$99,999	0
\$100,000 - \$119,999	0
\$120,000 - \$139,999	3
\$140,000 - \$159,999	0
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	2
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

36. What are the source(s) of funding that support major revisions to parcel mapping?

<b>Answer</b>	<b>Respondents</b>
General Fund / Regular Budget Allocation	23
Grants	0
Real Estate Transfer Fee	0
Sinking Funds	0
Other	7

Comments for “Other”:

- Appraiser Fund
- Assessor’s budget over several years as allowed.
- Inheritance Tax Funds were used for both the original maps and those done in 1989.
- No funding available
- State funded
- Tax dollars

## Computerized Format

37. Has your organization created or acquired computerized parcel mapping?

<b>Answer</b>	<b>Respondents</b>
Yes	13
No, but our organization has plans for computerized parcel mapping.	19
No, there are no plans for computerized parcel mapping at this time.	34

If “No”, please skip to Section V. Street Addressing.

38. If “Yes”, what is the status of your electronic parcel maps?

<b>Answer</b>	<b>Respondents</b>
In Progress	11
Completed	1
Parcel map is current to (date)	4
Other	3



Comments for “Parcel map is current to (date) and “Other”:

- Just getting started
- One of the goals of the new assessor is to establish a computerized parcel mapping system.
- On-going edits keep it current
- Parcel maps are kept as current as can be expected with a county of this size
- We began our current Cadastral mapping in 1989.

39. Computerized parcel mapping was:

Answer	Respondents
Conducted in-house	1
Conducted by outside vendor	6
Combination of the two	10

40. What general methods were used to create your organization’s computerized parcel maps? (Please check all that apply.)

Answer	Respondents
Developed parcel boundary lines by digitizing/scanning existing paper/mylar/linen maps	11
Created computerized parcel boundary lines using coordinate geometry (COGO) from property descriptions	6
Digitized existing maps using aerial photography/orthophotos to adjust the boundaries	12
Incorporated computerized data (e.g. certified survey maps) from an outside source.	3
GPS (global positioning satellite)	3
Other	0
Don’t Know	4

41. Computerized parcel maps for your organization are now maintained:

Answer	Respondents
Maintained in-house	13
Maintained by outside vendor	0
Combination of the two	4

42. Are your computerized parcel maps “registered”? *Registered* computerized parcels maps are built using real world coordinates so that locational coordinates for parcel corners (latitude/longitude or State Plane Coordinates, etc.) can be derived from the drawings or electronic maps.

Answer	Respondents
Yes	4
No	4
Don't Know	10

43. Are computerized parcels coded with unique parcel identification numbers?

Answer	Respondents
Yes	19
No	1
Don't Know	2

44. Can an automated linkage be made between computerized parcel mapping and tax roll/assessment databases? (e.g., to support thematic mapping of attributes such as assessed value, assessment class, and ownership)

Answer	Respondents
Yes, such a linkage is simple	8
Yes, but on a project-by-project basis with some additional manipulation of computerized parcel mapping and/or the tax roll/assessment database	3
No	3
Don't Know	5

45. Does your organization maintain any documentation about how your computerized parcel maps were created or maintained (Some examples might include, but are not limited to, metadata, data dictionaries, data catalogs, data libraries, etc.)?

Answer	Respondents
Yes	6
No	5
Don't Know	7

46. Please indicate which information your organization works with, and its role(s) relative to that information, by placing an "X" inside each applicable box. Please check all that apply.

	Map/ Data User	Map/ Data Creator	Map/ Data Distributor	Update Maps/ Data	Does this map/data have access/redistribution restrictions?	
					Yes	No
Parcel Ownership	19	15	14	18	2	7
Parcel Taxation	15	14	10	8	0	0
Parcel Use	19	15	14	18	2	7
Right of Way Information	0	0	0	0	0	0
Publicly Owned Lands	0	0	0	0	0	0
Non-Taxable Lands (e.g., churches, recreation centers, etc.)	0	0	0	0	0	0
Road Centerlines	2	0	0	2	0	0
Easements	3	1	1	2	0	1

## Street Addressing

47. What addressing system(s) are used by your jurisdiction?

Answer	Respondents
Street Addresses	75
Rural Routes	28
Fire Numbers	14
Lake Lots	6
Other	35

Comments for "Other":

- Government survey legal descriptions
- Township Section Range for parcel maps and info
- Parcel numbers
- PO Box numbers
- 911 and E-911 Addressing System -- Fire numbers & subdivisions in rural areas
- 911 Addresses -- house number and road number
- 911 Addressing System -- Zoning Administrator handles this
- Rural addresses are 911 services addresses. County is 24 miles square, grid runs from 1 to 25 for north-south roads, A thru Y for east-west roads.
- HC Highway Contract

48. How does your jurisdiction maintain address information: (Check all that apply)

Type	Paper	Computerized
Master Street Address Guide (MSAG)	20	29
Emergency services (911 or E911 systems)	28	39
Individual department databases	14	27
Tax/Billing system	20	47
Other	2	0

49. If your jurisdiction maintains street centerline files, are address ranges associated with the centerlines?

Answer	Respondents
Yes	7
No	26
Don't Know	32

50. If "yes", is that information maintained in a computer database?

Answer	Respondents
Yes	6
No	3
Don't Know	5

## Geographic Information Systems (GIS)

51. Does your organization use geographic information systems (GIS) or computer aided design (CAD) technology to create and manage land records information?

Answer	Respondents
Yes, we use CAD	1
Yes, we use GIS	12
Both GIS and CAD	5
Neither	62
Don't Know	1

52. If you answered # 51 as “neither”, is your organization currently considering using GIS/CAD technology in the future?

Answer	Respondents
Yes	29
No	18
Don't Know	15

If you answered # 51 as “neither” or “don't know”, please skip to Section VII. Public Land Survey System.

53. Is your organization's GIS/CAD data created and maintained:

Answer	Respondents
Created/Maintained in-house	11
Created/Maintained by an outside vendor on an ongoing basis	1
Created/Maintained by an outside vendor on an occasional basis	2
Both by in-house and by outside vendor	11

Comments:

- GIS Workshop is helping us build our GIS
- GISWorkshop is creating the system and we will update it daily.
- We have just awarded a bid to GIS Workshop for cadastral and Assessor use.

- In house and through NE Data Systems
- Preliminary GIS use is GPS all section and quarter quarter points w/surveyor's help to tie to parcel ID# in CAMA
- We have some ESRI software and have done some work with survey corners. Work is proceeding slowly as it is only done when time permits and no one has much training with the programs.
- They are creating and all maintaining will be in house

54. Which GIS/CAD software do you use?

<b>Answer</b>	<b>Respondents</b>
Autodesk (e.g., AutoCAD, AutoCAD Map)	5
ESRI (e.g., ArcInfo, ArcGIS, ArcView, ArcIMS, ArcSDE)	18
Bentley Systems (e.g., Microstation)	0
Intergraph (e.g., MGE, GeoMedia, GeoMedia Professional, FRAMME)	0
Genasys II (e.g., GenaMap)	0
GDS	0
MapInfo	1
Smallworld	0
Other (e.g., AGIS)	2

55. Are your GIS/CAD functions:

<b>Answer</b>	<b>Respondents</b>
Centrally administered with multiple departmental users	3
Multiple systems split among different departments	4
Single departmental user only	12

56. For what applications do you use GIS/CAD?

Answer	Respondents
Allocating Services	1
Assessment	13
Infrastructure Management	2
Land Use Planning	4
Natural Resource Protection	1
Parcel Mapping	14
Public Safety	2
Vehicle Routing	2
Site Selection	4
Water Resource Planning	2
Other	4

Comments for “Other”:

- Currently not using for anything but plans are to use for assessment, public safety, parcel mapping, management, etc.
- Only used for surveying purposes (corner est. data, surveying lot and tract)
- Since we currently do not have it but have just awarded a bid for it, use is not defined other than starting in the assessor’s office for parcel mapping.
- We are just getting started with GIS.

57. Approximately how many full-time equivalent (FTE) employees in your office are involved in GIS data development and maintenance on an annual basis? (The number of FTEs may include those involved with parcel maintenance and major map revision.)

Answer	Respondents
FTE	17
Don’t Know	5

	Mean FTE	Std Dev	Min	Max
Counties	1.02	1.01	0	2.5

58. Please estimate the amount your organization spends annually on creating, updating, integrating, and/or distributing GIS data? (This estimate may overlap expenditures for cadastral mapping).

<b>Answer</b>	<b>Respondents</b>
Less than \$5,000	5
\$5,000 - \$19,999	3
\$20,000 - \$39,999	5
\$40,000 - \$59,999	3
\$60,000 - \$79,999	0
\$80,000 - \$99,999	0
\$100,000 - \$119,999	0
\$120,000 - \$139,999	1
\$140,000 - \$159,999	2
\$160,000 - \$179,999	0
\$180,000 - \$199,999	1
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

59. What are the major limitations faced by your office in accessing or processing maps and information tied to street addresses that might be eased or eliminated by GIS? (Please attach additional sheets if necessary.)

- 911 address file is on paper. Computerized data is on the tax files and voter registration files.
- Computerization would eliminate some of the double-work. We could enter the information once in the computer, rather than working it by hand (on the maps), then on paper, then in the computer.
- Currently we have to go to a paper copy for an address listing which is time consuming. We do not take our cadastrals apart for copies. They have to get copies from the Co. Clerk's Office, which are not updated with splits.
- Don't know.
- Field data collectors could speed up the process.
- Haven't gotten that far into GIS yet
- Having a computerized map of the county which allows us to "point and click" to find parcels has already been a tremendous help to us when we have a customer who needs information but has little to help us find the parcel.



- If everyone in all County and City departments had their data in a relational dbf and posted on the network where people who had permission are able to access and download the information
- If this office had the money, they would love GIS!
- Just being able to determine neighborhoods as well as use by indexing will be a tremendous help
- Lack of funds and positions governed by county budget set and approved.
- Money!!!!
- Right now we use a paper card file for residential properties. Once we have our GIS completed and connected to the 911 data base we should not have any major limitations.
- Sioux Co. operates on a very limited budget
- Street addresses are not always available, but will most likely become so with the implementation of a 911 system.
- updating maps
- zeroing in on specific areas (lots, blocks, parcels, etc)

60. What business needs might be addressed with GIS? (Please attach additional sheets if necessary.)

- Agland Maps, simplify splits, accuracy of splits, multiple layering of maps could be very useful for Equal., Weed Supt. & FSA Office.
- Better and more equal valuation of properties as well as more accurate size and area of parcels.
- E911 addressing, parcel splits, soil mappings, etc.
- E-Commerce could be developed where large chunks of information and data might be put on a web site for a subscription fee
- economic development, agriculture, real estate development, emergency response
- farm and ranch managers could access GIS records.
- For the Assessor, mapping; for the Register of Deeds, linking deeds records to ownership/assessment. For location by fire department, law enforcement, road supervisor, surveyors, etc..
- GIS is a long term goal, but limited by funding. When we have real estate transfers (e.g., splits), it's hard to determine values as can't divide it accurately. GIS would help this.
- GIS would provide better access to our customers, as they could access the information from any computer outside the office, rather than having to come to the office.
- Higher efficiency levels in determining levels of value, redrawing voting district lines and school district lines, etc..., will be much easier for the clerk's office. Too numerous to really name everything that will be aided with a functional GIS.
- real estate agents & appraisers

- Work flow processes could be better organized by using GIS
- Would be helpful for determining land use.

## Public Land Survey System (OPTIONAL)

61. Does your organization have an active program to maintain the Public Land Survey System (PLSS) section corners?

Answer	Respondents
Yes	16
No	40
Don't Know	21

62. How many PLSS section / quarter section corners have been recovered and remonumented? (Please check all that apply.)

Answer	Respondents
Number of PLSS corners that have been remonumented	9
Total number of PLSS corners	6
Don't Know	32

### Comments:

- Duty of County Surveyor- Don't Know
- 50%have been remonumented,50%have been remonumented
- The Douglas County Surveyor is in the process of doing this task now, they probably have 100 square miles out of 300 completed
- Don't know actual number, but they are continually remonumented as found by county surveyor
- Estimate 10%, as surveys are requested. County is 24 x 24, with a few roads on half mile lines.
- Remonumentation is done on an as needed basis. I have an ongoing effort to GPS corners but no specific number per year is attempted. Scotts Bluff County is approximately 750 sq miles in size.
- 10 annually,2500
- 2,000,10,000
- 2000 plus or minus,2760
- 3000,5000
- We recovered all the major section corners in the county and GPS them with Nebraska State Plane Coordinates to a one mile grid, We will slowly pick up the 1/4 & 1/16 corners

63. When PLSS corners in your jurisdiction are being remonumented or reestablished, are geographic coordinates (e.g., State Plane Coordinates) determined?

Answer	Respondents
Yes	13
No	7
Don't Know	32

64. Approximately how much is invested in PLSS maintenance on an annual basis?

Answer	Respondents
Less than \$5,000	12
\$5,000 - \$19,999	9
\$20,000 - \$39,999	2
\$40,000 - \$59,999	2
\$60,000 - \$79,999	0
\$80,000 - \$99,999	1
\$100,000 - \$119,999	0
\$120,000 - \$139,999	0
\$140,000 - \$159,999	0
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

Please estimate how much staff time it took to complete this survey:

	Mean	Std Dev	Min	Max
Time Taken	~20 min	20 min	0	2.2 hours

---

## Nebraska Land Records Modernization Survey 2003

### Results by City

---

## Contact Information

## Organizational / Institutional Issues

### Land Records Management Jurisdiction

1. Which category best identifies your organization's jurisdiction or service area? (Please check only one.)

Answer	Respondents
City	29
County	1
Other (Joint City-County)	1

2. For which geographic area(s) do you manage land records information/data? (Please check only one.)

Answer	Respondents
County and all municipalities	1
County and some municipalities	2
Municipalities Only	22
Other	6

#### Comments:

- Deeds etc. are with Colfax County Clerk
- City and extra-territorial zoning jurisdiction
- City Assessing
- I don't "manage" the City's land records. All land records are managed and recorded in the county registrar of deeds. I only use them for building permit and zoning purposes.
- Municipality and two mile extraterritorial, zone we review, approve and maintain copies of land subdivision plats
- Ralston

- We only handle land records for building permits and utility billing purposes & zoning
3. Approximately how many full-time equivalent (FTE) employees are involved in responding to requests for parcel specific information (e.g., ownership, assessed value) on an annual basis?

Answer	Respondents
FTE	17
Don't Know	10

Tier	Mean FTE	Std Dev	Min	Max
All Cities	0.63	1.08	0	5
Tier 1	1.13	0.53	0.75	1.5
Tier 2	0.83	1.37	0	5

4. Does your office use any of the following means to provide public access to parcel specific information (e.g., ownership, assessed value) and/or parcel maps?

Answer	Respondents
Paper copies of existing records or maps	15
Computer files of existing records/maps	12

5. Can parcel specific information (e.g., ownership, assessed value) and/or parcel maps be accessed remotely from outside your office? (Please check only one.)

Answer	Respondents
In-Office Access Only	17
In-Office and Remote Computer Access	4
Other	6

Comments for "Other":

- Does not apply to City of Schuyler
- In process now of setting up an intranet for these records
- Information is provided by staff to walk-up customers. Information is also available thru the County Assessor's Web Site
- Zoning maps can be accessed on the City's website.

6. Does your organization place any of the following restrictions on public access to parcel specific information and/or parcel maps? (Please check all that apply.)

Answer	Respondents
Copyright	0
License Agreement	0
Restrictions on redistribution of data	2
Charge for the cost of reproduction	20
Charge fee in addition to the cost of reproduction	3
Other (e.g., “not that far in our process yet”, “not applicable”)	3

7. In your experience, which of the following incentives would you find most helpful in creating, updating, integrating and distributing land records information and data?

Answer	Respondents
One-Time Financial Support (grants, low interest loans, etc.)	13
Policy (executive order, legislative mandate, standards)	7
Educational (workshops, literature, guidebooks, on-line help, etc.)	9
Ongoing Partnerships (cost-sharing, work sharing, etc.)	16
Technical Assistance	12

8. Does your organization share its land records information/maps with other organizations?

Answer	Respondents
Yes	24
No	2
We have plans for the future.	5

9. Does your organization maintain intergovernmental agreements with other organizations for the distribution and sharing of land records information/maps?

Answer	Respondents
Yes	11
No	18
In progress	2

Comments:

- Our GIS is set up as a joint venture between, the City of GI, Hall Co. and GI Utilities. All share costs and info
- Share maps / information with County, PADD, and any other agency who requests it.
- The data is shared but there are no formal, written agreements
- We are currently working with Sarpy County and other municipalities in the County for the development of a Sarpy County GIS.
- We have a sharing agreement with Scotts Bluff County for parcel layer and remote access to assessor database.
- We have an inter-local with Sarpy Co and the other communities to create a GIS base map. Sarpy Co provides quarter section maps free of charge. We provide plats o Sarpy Co.
- With NPPD

10. Is there a need for better coordination, joint programs, etc. between state agencies and local governments in regards to land records creation and maintenance?

Answer	Respondents
Yes	21
No	6

Comments:

- Assessor records should be online
- Automatic updates support people etc.
- Cities and counties should integrate information. Grand Island is a good example.
- Counties with small municipalities will require to in order to develop their land record modernization.
- I don't know about State Agencies, but Cities and County governments need better coordination
- It would be helpful if everyone utilized the same standards.
- Property can be subdivided without the cities knowledge under the current procedures.
- Records need to be created so they can be shared between entities that are not working together.
- To insure a seamless and interchangeable GIS between entities

## Information Technology

11. Do you have access to a PC in your office?

Answer	Respondents
Yes	29
No	0

If “No”, please skip to IV. Cadastral Information

12. If you answered # 11 as “yes”, which computer operating system(s) do you use?

Answer	Respondents
Windows	29
Unix/Linux	1

13. Is your computer connected to other computers in the office or other computer systems?  
Please indicate all that apply:

Answer	Respondents
Don't Know	2
Local Area Network (LAN)	23
Other	3

14. If you use a computer system for land records, please indicate what the types of computer applications you use for land record management.

Answer	Respondents
Don't Know	4
Administrative package for Assessors	1
CAMA	0
GIS	8
Grantee/Grantor Indexes	0
Other (e.g., AutoCAD, Map Sifter (CAD), “subdivision plats only”)	8



15. If you use computer applications for land record management, are those computer applications locally developed and supported or are they developed and supported by an outside vendor?

<b>Answer</b>	<b>Respondents</b>
Don't Know	7
ASI - TerraScan	3
Northeast Data	0
MIPS – County Solutions	0
Local/In-house Support	3
Other (e.g., ESRI, Windstone, Lamp Rynerson, CMS, County)	8

16. What is the underlying relational database management system (RDBMS) software that is used for land your records?

<b>Answer</b>	<b>Respondents</b>
Don't Know	12
dBase	0
DB2	0
FoxPro	0
INFO	1
Informix	0
INGRES	0
MS Access	2
MS SQL Server	1
Oracle	1
Sybase	0
Other (e.g., ERSI, Incode CMS)	7

17. Do you have access to the Internet?

<b>Answer</b>	<b>Respondents</b>
Yes	29
No	0

18. If “yes”, please describe your Internet connection:

Answer	Respondents
Don't Know	
Dial-up	3
ISDN	0
Satellite	0
Cable Modem	4
DSL	11
T1, T3	5
AS/400 Network	0

## Cadastral Information

### Cadastral Maps

19. Does your organization (either on paper or computer) create, update, integrate or distribute cadastral maps (i.e., information/data that describes parcels; for example, property corners, boundaries, and parcels of land)?

Answer	Respondents
Yes	10
No	18

If “No”, please skip to Section V. Street Addressing.

20. What is the approximate number of parcels in your jurisdiction?

	Total	Mean	Std Dev	Min	Max
Parcels	~214,500	23,834	56,744	2,000	175,000

21. Who originally created your current or existing cadastral maps (either on paper or computer)?

Answer	Respondents
Created “in-house” by our staff	4
Created by an outside vendor	13

Comments:

- Cadastral data was converted from paper to digital by a vendor under 2 different contracts; one City and one County. Work was done between 1993 and 1996.
- Created by an outside vendor for Scotts Bluff County and then provided to us. Now maintained by County, (and by City within Scottsbluff City Limits).
- Currently on paper, but moving to computerized format.
- Developers submit subdivision plats
- Don’t know who created it.
- Eisenbraun Assoc. of Yankton S.D.
- Olson Engineering
- TerraScan - we have lots, not parcels at this time. Hoping to get parcels this year.
- TEC (The Engineering Company)

For the purposes of the following questions, *ongoing cadastral map maintenance* means updating parcel maps such as making parcel splits, combinations, adding subdivision plats, etc., on some regular basis (daily, weekly, monthly, annually). A *major cadastral map revision* means the creation of new maps or replacement of maps on some irregular or multi-year basis.

## Ongoing Cadastral Map Maintenance/Updates

22. How often does your organization edit/update its cadastral maps as part of ongoing maintenance?

Answer	Respondents
Daily	3
Weekly	3
Monthly	2
Semi-Annually	3
Annually	2
Longer than annually	2

23. Who maintains/updates your organization's cadastral maps?

Answer	Respondents
Maintained/updated "in-house"	11
Maintained/updated by an outside vendor	3

Comments on outside vendor:

- The maps have not been updated for at least 10 years.
- Lamp Rynerson and Douglas Co. Assessor's.

24. If your organization's cadastral maps are regularly maintained/updated "in-house", approximately how many full-time equivalent (FTE) employees are involved on an annual basis?

Answer	Respondents
FTE	9
Don't Know	3

	Mean FTE	Std Dev	Min	Max
Cities	0.53	0.44	0.10	1.5

25. Please provide an estimated annual cost for ongoing maintenance and updates of your organization's cadastral maps:

Answer	Respondents
Less than \$5,000	6
\$5,000 - \$19,999	4
\$20,000 - \$39,999	2
\$40,000 - \$59,999	0
\$60,000 - \$79,999	0
\$80,000 - \$99,999	1
\$100,000 - \$119,999	1
\$120,000 - \$139,999	0
\$140,000 - \$159,999	0
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

26. What are the source(s) of funding that support ongoing cadastral map maintenance/updates?

Answer	Respondents
General Fund / Regular Budget Allocation	14
Grants	0
Real Estate Transfer Fee	0
Sinking Funds	0
Other	0

27. Does your organization collaborate with other organizations to develop or maintain cadastral maps?

Answer	Respondents
Yes	8
No	6

28. If you answered # 27 with a “yes”, with which organizations?

- County Assessor
- County Register of Deeds
- County, Police Dept, Real Estate agents, etc.
- Douglas Co Assessor
- Douglas Co.
- Saline County Clerk
- Scotts Bluff County maintains the entire county.
- Working with Utility Department, and plan to work with County.

## Major Cadastral Map Revisions

29. Does your organization conduct major revisions of its cadastral maps on some irregular or multi-year basis?

Answer	Respondents
Yes	5
No, major revisions are not necessary due to continuous maintenance/updates of cadastral maps.	9

If “No”, please skip to D. Computerized Format

30. How often does your organization conduct a major revision of its cadastral maps?

Answer	Respondents
1-3 years	1
3-6 years	2
6-9 years	0
≥ 10 years	3

31. Approximately when was the last major revision of your organization’s cadastral maps?

Answer	Respondents
Year	2
Don’t Know	5

	<b>Mean</b>	<b>Std Dev</b>	<b>Min</b>	<b>Max</b>
Year	2002	1.41	2001	2003

32. When is the next major revision of your organization's cadastral maps most likely to occur?

<b>Answer</b>	<b>Respondents</b>
Year	4
Don't Know	4

	<b>Mean</b>	<b>Std Dev</b>	<b>Min</b>	<b>Max</b>
Year	2004	1.41	2003	2005

33. Who generally conducts the major revision of your organization's cadastral maps?

<b>Answer</b>	<b>Respondents</b>
Revised in-house by our staff	2
Revised by outside vendor (e.g., Western Air Maps – Aerial Photos)	3
Combination of the two	3

34. If major revisions of your organization's cadastral maps are conducted "in-house", approximately how many full-time equivalent (FTE) employees are involved in the process?

<b>Answer</b>	<b>Respondents</b>
FTE (2 FTEs)	1
Don't Know	4

35. Please provide an estimated cost for major revisions of your organization's cadastral maps, in addition to staff time (estimated annual costs may include the FTE costs outline above).

Answer	Respondents
Less than \$5,000	1
\$5,000 - \$19,999	3
\$20,000 - \$39,999	2
\$40,000 - \$59,999	0
\$60,000 - \$79,999	0
\$80,000 - \$99,999	0
\$100,000 - \$119,999	0
\$120,000 - \$139,999	0
\$140,000 - \$159,999	0
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

36. What are the source(s) of funding that support major revisions to parcel mapping?

Answer	Respondents
General Fund / Regular Budget Allocation	8
Grants	0
Real Estate Transfer Fee	0
Sinking Funds	0
Other	0

## Computerized Format



37. Has your organization created or acquired computerized parcel mapping?

Answer	Respondents
Yes	8
No, but our organization has plans for computerized parcel mapping.	6
No, there are no plans for computerized parcel mapping at this time.	1

If “No”, please skip to Section V. Street Addressing.

38. If “Yes”, what is the status of your electronic parcel maps?

Answer	Respondents
In Progress	4
Completed	2
Parcel map is current to (date)	3
Other	0

Comments for “Parcel map is current to (date)”:

- Changes made as req"d due to replats, re-zoning, discovered errors, etc.
- Scotts Bluff County maintains current version. City also makes updates to own parcel layer based on AutoCAD drawings it receives when final plats are filed. Scotts Bluff County maintains current version. City also makes updates to own parcel layer based

39. Computerized parcel mapping was:

Answer	Respondents
Conducted in-house	1
Conducted by outside vendor	4
Combination of the two	3

40. What general methods were used to create your organization's computerized parcel maps? (Please check all that apply.)

Answer	Respondents
Developed parcel boundary lines by digitizing/scanning existing paper/mylar/linen maps	1
Created computerized parcel boundary lines using coordinate geometry (COGO) from property descriptions	2
Digitized existing maps using aerial photography/orthophotos to adjust the boundaries	3
Incorporated computerized data (e.g. certified survey maps) from an outside source.	0
GPS (global positioning satellite)	0
Other	2
Don't Know	1

41. Computerized parcel maps for your organization are now maintained:

Answer	Respondents
Maintained in-house	6
Maintained by outside vendor	1
Combination of the two	2

42. Are your computerized parcel maps "registered"? *Registered* computerized parcels maps are built using real world coordinates so that locational coordinates for parcel corners (latitude/longitude or State Plane Coordinates, etc.) can be derived from the drawings or electronic maps.

Answer	Respondents
Yes	4
No	4
Don't Know	1

43. Are computerized parcels coded with unique parcel identification numbers?

Answer	Respondents
Yes	5
No	4
Don't Know	0

44. Can an automated linkage be made between computerized parcel mapping and tax roll/assessment databases? (e.g., to support thematic mapping of attributes such as assessed value, assessment class, and ownership)

Answer	Respondents
Yes, such a linkage is simple	2
Yes, but on a project-by-project basis with some additional manipulation of computerized parcel mapping and/or the tax roll/assessment database	2
No	2
Don't Know	3

45. Does your organization maintain any documentation about how your computerized parcel maps were created or maintained (Some examples might include, but are not limited to, metadata, data dictionaries, data catalogs, data libraries, etc.)?

Answer	Respondents
Yes	3
No	5
Don't Know	1

46. Please indicate which information your organization works with, and its role(s) relative to that information, by placing an “X” inside each applicable box. Please check all that apply.

	Map/ Data User	Map/ Data Creator	Map/ Data Distributor	Map/ Data Updater	Don't have but it would be useful	Does this map/data have access/ redistribution restrictions?	
						Yes	No
Parcel Ownership	8	2	6	4	4	2	2
Parcel Taxation	4	1	5	4	4	2	1
Parcel Use	5	2	4	4	2	3	1
Right of Way Information	0	0	0	0	0	0	0
Publicly Owned Lands	0	0	0	0	0	0	0
Non-Taxable Lands (e.g., churches, recreation centers, etc.)	0	0	0	0	0	0	0
Road Centerlines	3	2	1	3	1	1	0
Easements	2	1	0	0	1	0	0

## Street Addressing

47. What addressing system(s) are used by your jurisdiction?

Answer	Respondents
Street Addresses	28
Rural Routes	2
Fire Numbers	1
Lake Lots	0
Other	2

Comments for “Other”:

- Legal Description
- E911 and 911 Addressing

48. How does your jurisdiction maintain address information: (Check all that apply)

Type	Paper	Computerized
Master Street Address Guide (MSAG)	14	11
Emergency services (911 or E911 systems)	6	12
Individual department databases	7	8
Tax/Billing system	0	7
Other	1	1

49. If your jurisdiction maintains street centerline files, are address ranges associated with the centerlines?

Answer	Respondents
Yes	6
No	19
Don't Know	4

50. If "yes", is that information maintained in a computer database?

Answer	Respondents
Yes	5
No	4
Don't Know	0

## Geographic Information Systems (GIS)

51. Does your organization use geographic information systems (GIS) or computer aided design (CAD) technology to create and manage land records information?

Answer	Respondents
Yes, we use CAD	4
Yes, we use GIS	9
Both GIS and CAD	6
Neither	10
Don't Know	0

52. If you answered # 51 as “neither”, is your organization currently considering using GIS/CAD technology in the future?

Answer	Respondents
Yes	9
No	2
Don't Know	1

If you answered # 51 as “neither” or “don't know”, please skip to Section VII. Public Land Survey System.

53. Is your organization's GIS/CAD data created and maintained:

Answer	Respondents
Created/Maintained in-house	10
Created/Maintained by an outside vendor on an ongoing basis	5
Created/Maintained by an outside vendor on an occasional basis	1
Both by in-house and by outside vendor	7

Comments:

- Minor in house major outside vendor
- PADD is building a GIS database
- TerraScan/Windstone created a lot of the data, now I am to maintain it and keep it updated.

- The system is in the infant stage
- Eisenbraun and Assoc.
- We are overlaying 100 scale aerial photos with our base map with utilities
- Will be maintained by staff after electric inventory is completed by vendor

54. Which GIS/CAD software do you use?

Answer	Respondents
Autodesk (e.g., AutoCAD, AutoCAD Map)	17
ESRI (e.g., ArcInfo, ArcGIS, ArcView, ArcIMS, ArcSDE)	10
Bentley Systems (e.g., Microstation)	1
Intergraph (e.g., MGE, GeoMedia, GeoMedia Professional, FRAMME)	
Genasys II (e.g., GenaMap)	
GDS	
MapInfo	
Smallworld	
Other (e.g., Map Sifter, “We will use ESRI when we get GIS”)	2

55. Are your GIS/CAD functions:

Answer	Respondents
Centrally administered with multiple departmental users	5
Multiple systems split among different departments	5
Single departmental user only	12

56. For what applications do you use GIS/CAD?

Answer	Respondents
Allocating Services	2
Assessment	1
Infrastructure Management	16
Land Use Planning	14
Natural Resource Protection	3
Parcel Mapping	12
Public Safety	9
Vehicle Routing	5
Site Selection	8
Water Resource Planning	4
Other (e.g., “anticipate future uses”)	2

57. Approximately how many full-time equivalent (FTE) employees in your office are involved in GIS data development and maintenance on an annual basis? (The number of FTEs may include those involved with parcel maintenance and major map revision.)

Answer	Respondents
FTE	14
Don't Know	5

	Mean FTE	Std Dev	Min	Max
Cities	1.04	1.78	0	4.5

58. Please estimate the amount your organization spends annually on creating, updating, integrating, and/or distributing GIS data? (This estimate may overlap expenditures for cadastral mapping).

Answer	Respondents
Less than \$5,000	7
\$5,000 - \$19,999	5
\$20,000 - \$39,999	4
\$40,000 - \$59,999	1
\$60,000 - \$79,999	0



\$80,000 - \$99,999	2
\$100,000 - \$119,999	0
\$120,000 - \$139,999	0
\$140,000 - \$159,999	2
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

59. What are the major limitations faced by your office in accessing or processing maps and information tied to street addresses that might be eased or eliminated by GIS? (Please attach additional sheets if necessary.)

- Better and quicker access to permanent records of utilities, public infrastructure, and public facilities
- Current availability of maps and address information is limited and not well coordinated. The city does not have a map showing addresses.
- existing map discrepancies
- Financial
- Funding, Time, Knowledge
- I don't know yet
- Lack of Staff and time
- Man hours to process data and keep it maintained. Need initial parcel layer of information from county.
- Obtaining ArcView software and training the individual in its use.
- Staff
- Technical know how

60. What business needs might be addressed with GIS? (Please attach additional sheets if necessary.)

- Capability to interconnect with other public entities and ability to access public records would make property ownership and other property information much easier and quicker to get.
- Current updated maps
- Don't Know.
- Engineering for municipal government
- I don't know yet
- Planning; Facility Locations

## Public Land Survey System (OPTIONAL)

61. Does your organization have an active program to maintain the Public Land Survey System (PLSS) section corners?

Answer	Respondents
Yes	3
No	16
Don't Know	6

62. How many PLSS section / quarter section corners have been recovered and remonumented? (Please check all that apply.)

Answer	Respondents
Number of PLSS corners that have been remonumented	1
Total number of PLSS corners	1
Don't Know	12

Comments:

- All of them – We have GPSed all section and quarter corners inside city limits
- 25, 50

63. When PLSS corners in your jurisdiction are being remonumented or reestablished, are geographic coordinates (e.g., State Plane Coordinates) determined?

Answer	Respondents
Yes	3
No	1
Don't Know	13

64. Approximately how much is invested in PLSS maintenance on an annual basis?

Answer	Respondents
Less than \$5,000	8
\$5,000 - \$19,999	1
\$20,000 - \$39,999	0
\$40,000 - \$59,999	0
\$60,000 - \$79,999	0

\$80,000 - \$99,999	0
\$100,000 - \$119,999	0
\$120,000 - \$139,999	0
\$140,000 - \$159,999	0
\$160,000 - \$179,999	0
\$180,000 - \$199,999	0
\$200,000 - \$299,999	0
\$300,000 - \$399,999	0
\$400,000 - \$499,999	0
Greater than \$500,000	0

Please estimate how much staff time it took to complete this survey:

	<b>Mean</b>	<b>Std Dev</b>	<b>Min</b>	<b>Max</b>
Time Taken	~20 min	20 min	0	2.2 hours